



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

b-1

VICTOR HOLANDA, AICP  
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: AUGUST 11, 2005

SUBJECT: TIME EXTENSION FOR TRACT MAP

**SUMMARY**

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

**RECOMMENDATION**

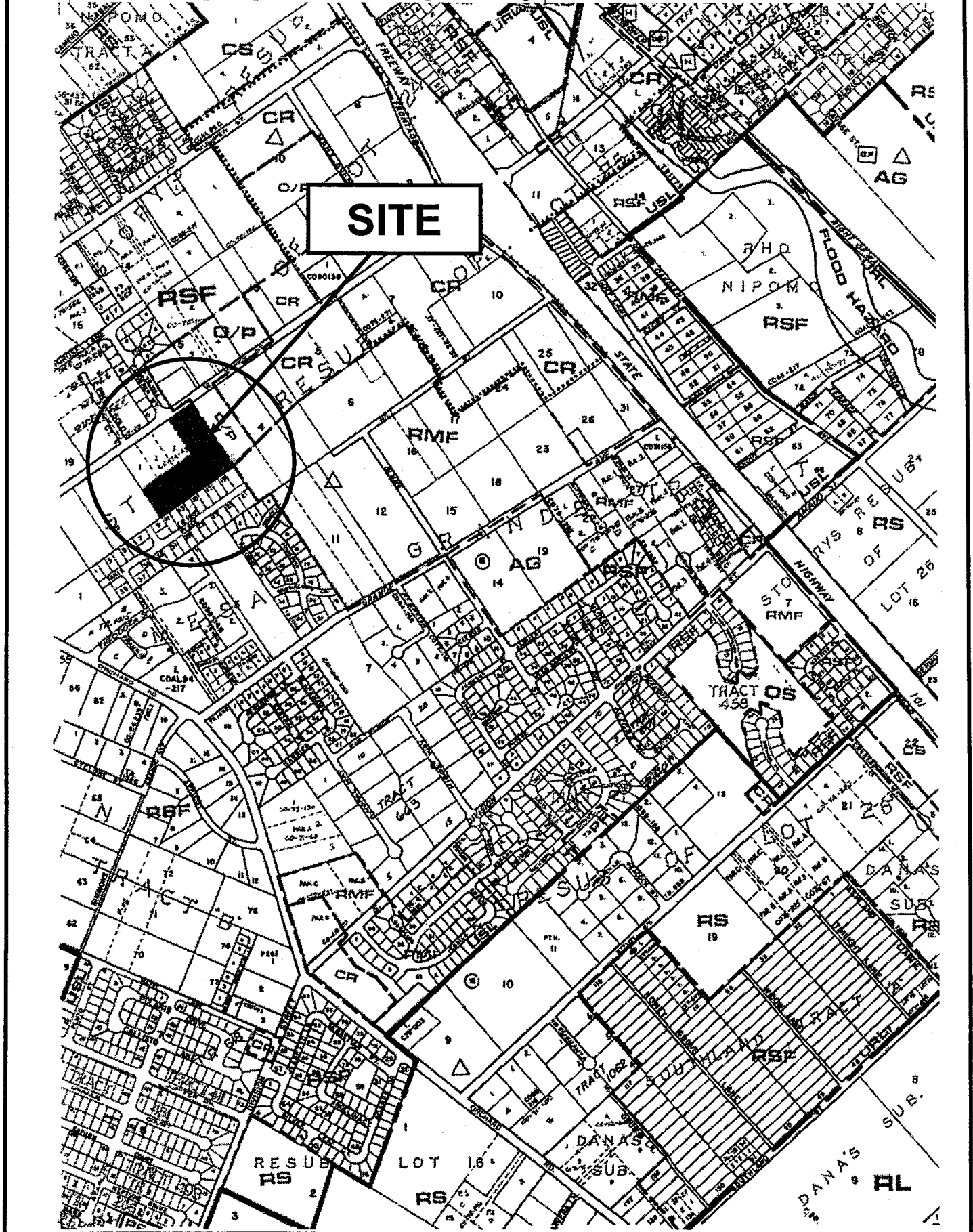
Staff recommends your Commission approve the time extension.

**DISCUSSION**

The following time extension is recommended for approval:

**TRACT 2494 (S020025U)** Request for a **1<sup>st</sup> time extension** from **Jay Weatherford/Westland Engineering** for Vesting Tentative Tract Map 2494, a cluster subdivision of an existing 4.73 acre parcel into 16 parcels of ranging in size from 4,000 to 6,498 square feet each with two open space parcels of 0.22 and 1.85 acres each. The project is located at 783 West Tefft Street, Nipomo in the South County planning area in the Residential Single Family Land Use Category. APN:092-130-008. Supervisorial District 4.

The tentative map is to expire on July 10, 2005. On July 1, 2005, the applicant requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to July 10, 2006, subject to the conditions of approval in the Planning Commission Resolution adopted July 10<sup>th</sup>, 2003.



Project

Tract 2494  
Weatherford/Russell-S020025U



Exhibit

Land Use Category Map

**D-3**

**OWNER'S STATEMENT**

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF  
LANDS AND NATURAL RESOURCES FOR THE  
DIVISION OF LANDS AND NATURAL RESOURCES  
THE AUTHORIZED AGENT OF THE LEGAL OWNER  
AND THAT THE INFORMATION SHOWN HEREIN IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.

WESTLAND ENGINEERING, INC.  
75 ZACA LANE, SUITE 100, SAN LUIS OBISPO, CA 93401  
(805)-541-2394

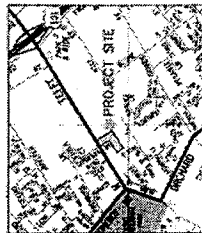
RECORD OWNER:  
JAY WEATHERFORD  
1000 WESTLAND DRIVE, SUITE 1  
SANTA BARBARA, CA 93108

**ENGINEER'S STATEMENT**

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR  
UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE  
COMPLIES WITH THE LOT DIVISION REQUIREMENTS OF THE COUNTY  
OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

TERENCE K. OGDON, P.E. 21407, EXPIRED 8-30-2005  
WESTLAND ENGINEERING, INC.  
75 ZACA LANE, SUITE 100, SAN LUIS OBISPO, CA 93401  
(805)-541-2394

APR 002-10-000



VICINITY MAP  
NO SCALE

**TRACT 2494  
VESTING TENTATIVE MAP**

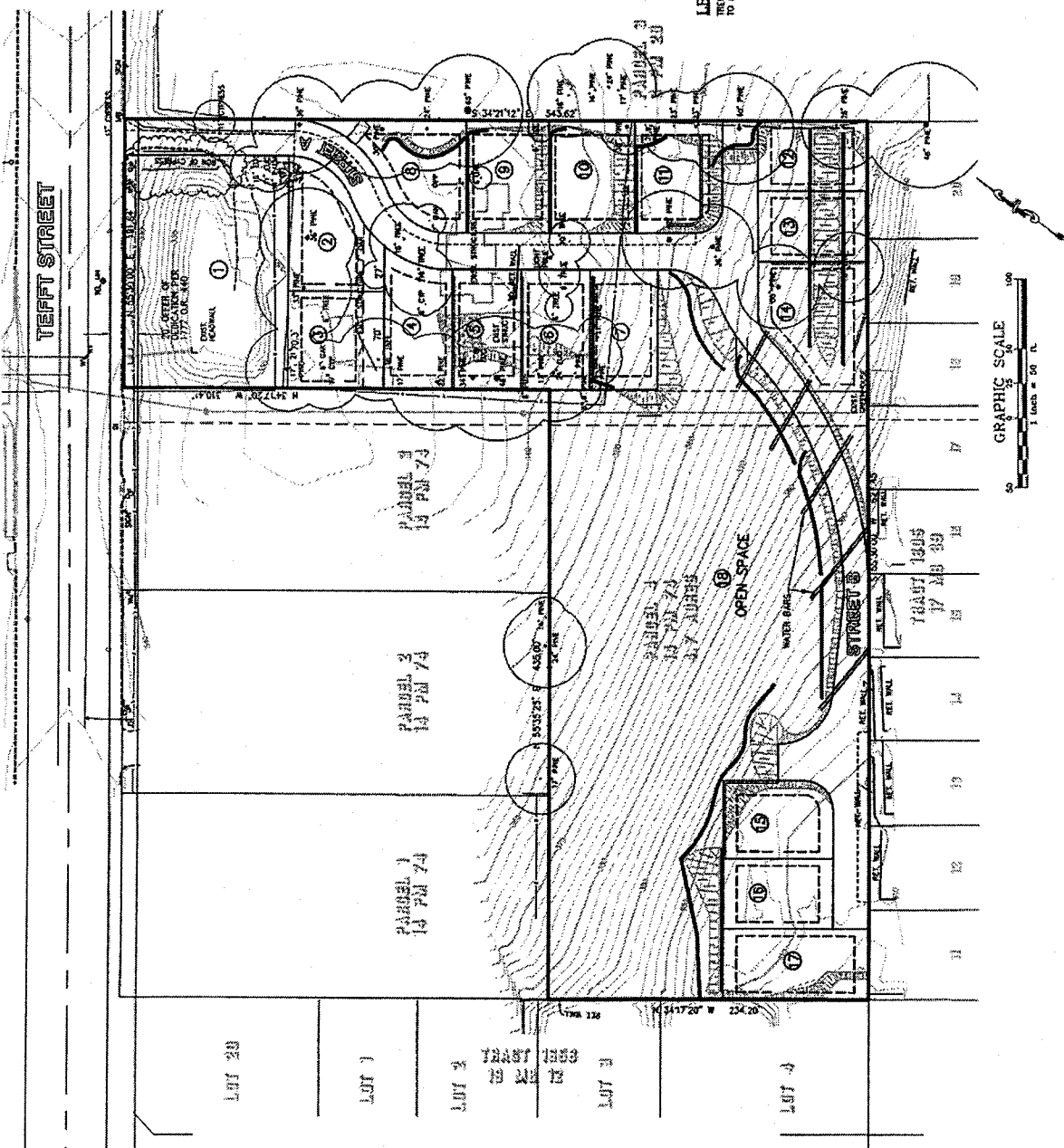
BEING A SUPERVISION OF LOT 4 OF CO-74-043 AS RECORDED IN BOOK 14.0  
PARCEL MAPS AT PAGE 74 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIF.

PREPARED FOR:  
JAY WEATHERFORD

PREPARED BY:

WESTLAND ENGINEERING, INC.  
75 ZACA LANE, SUITE 100  
SAN LUIS OBISPO, CA 93401  
(805) 541-2394

SHEET 1 OF 1  
APRIL 2007 JOB NO. 107002



**Project**

Tract 2494  
Weatherford/Russell-S020025U



**Exhibit**

Vesting Tentative Map